

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: June 01, 2010



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Randolph J. Haines

RANDOLPH J. HAINES
U.S. Bankruptcy Judge

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10-12169

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

IN RE:

John G. Howard and Antonia Howard
Debtors.

Wells Fargo Bank, N.A.
Movant,

vs.

John G. Howard and Antonia Howard, Debtors,
Roger W. Brown, Trustee.

Respondents.

No. 2:10-BK-10676-RJH

Chapter 7

ORDER

(Related to Docket #13)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated May 22, 2007 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and John G.
4 Howard and Antonia Howard have an interest in, further described as:

5 Lot 243, SUNSET FARMS UNIT 1. according to Book 700 of Maps, Page 39, records of
6 Maricopa County Arizona

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.